

# **SITE SCREENING ASSESSMENT**

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California Department of Toxic Substances Control  
Cooperative Agreement Number: V99925205-0  
DTSC Fiscal Year: 04 - 05**

**Prepared for:  
United States Environmental Protection Agency  
Region 9  
States, Planning, and Assessment Office  
San Francisco, California**

**Date: April 11, 2006**

**Site Name: Caspian, Inc.  
EPA ID Number: CAD053851366  
City: San Diego  
County: San Diego  
DTSC Regional Office: Cypress**

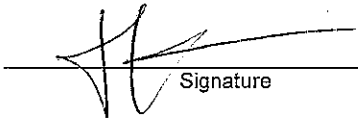
**EXECUTIVE SUMMARY**


<b>Site Name:</b>	Caspian, Inc
<b>EPA ID Number:</b>	CAD053851366

**Findings and Recommendation:**

<b>FINDINGS: (new sites only)</b>					
<b>SITE IS CERCLA ELIGIBLE</b>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	
- refer to section 1.3					
<b>REFERRAL TO EMERGENCY RESPONSE</b>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
- refer to section 1.4					
<b>PRIMARY REGULATORY AGENCY INVOLVED</b>	<input type="checkbox"/>	Federal	<input type="checkbox"/>	State	<input checked="" type="checkbox"/> Local
- refer to section 3.0					<input type="checkbox"/> N/A
<b>OVERALL SITE PRIORITY LEVEL</b>	<input type="checkbox"/>	High	<input checked="" type="checkbox"/>	Medium	<input type="checkbox"/> Low
<b>HAZARD FACTOR VALUE</b>	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Medium	<input type="checkbox"/> Low
<b>VULNERABILITY FACTOR VALUE</b>	<input type="checkbox"/>	High	<input checked="" type="checkbox"/>	Medium	<input type="checkbox"/> Low
<b>OTHER INFLUENCING FACTORS</b>	<input type="checkbox"/>	High	<input checked="" type="checkbox"/>	Medium	<input type="checkbox"/> Low
- refer to section 4.0					
<b>RECOMMENDATION:</b>					
<b>REMEDIAL LEAD: STATE OR FEDERAL:</b>	<input type="checkbox"/>	State	<input checked="" type="checkbox"/>	Federal	<input type="checkbox"/> Local
<b>FORWARD TO TRIAGE:</b>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/> Hold

**Signatures and Concurrence:**

DTSC Screener:  Signature Joseph Kaslowski Type Name 04/11/2006 Date: (MM/DD/YYYY)

DTSC Approval:  Signature Greg Holmes Type Name 4/12/06 Date: (MM/DD/YYYY)

EPA Concurrence: \_\_\_\_\_ Signature Matt Mitguard Type Name \_\_\_\_\_ Date: (MM/DD/YYYY)

Note: Executive Summary page to be copied to originator once EPA Concurrence block is signed. EPA concurrence approves screen for purpose of a grant deliverable.

<b>EPA only:</b>  Date sent to DTSC: _____  Next Triage Meeting (MM/DD/YY): _____  Comments: _____	<input type="checkbox"/>	Site is eligible for CERCLA. Further assessment is recommended. Non-NPL Status = PA Start needed, NPL Status = N
	<input type="checkbox"/>	The site is not eligible for CERCLA. NPL Status = O for all options below
	<input type="checkbox"/>	Non-NPL Status = Not a Valid Site
	<input type="checkbox"/>	Non-NPL Status = Not a Valid Site – RCRA Lead
	<input type="checkbox"/>	Non-NPL Status = Not a Valid Site – NRC Lead
	<input type="checkbox"/>	Non-NPL Status = Not a Valid Site – State Lead

# US EPA / CA DTSC COOPERATIVE AGREEMENT

## SITE SCREENING ASSESSMENT

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**1.0 GENERAL INSTRUCTIONS**

Complete this section electronically using readily available information and contact information from appropriate individuals. A Site Screening Assessment Contact Log (Attachment A) should be used to document information gained through correspondence, interviews, file reviews and telephone calls. Add extra pages if necessary.

**1.1 Origin of Site Under Assessment: Pick one**

Origin		Required Information for submittal to EPA
New site from a discovery project	<input checked="" type="checkbox"/>	Fill out entire SSA Form
Discovery Project Title:	San Diego Site Discovery Project	
Existing CERCLIS Site which is a candidate for triage?	<input type="checkbox"/>	Sections 1 and 3 minimum
New site: Independent Discovery Vehicle	<input type="checkbox"/>	Fill out entire SSA Form

**1.2 Core Locational Information:**

Site Name: Caspian, Inc.

Other Names: \_\_\_\_\_

Site Street Address: 4951 Ruffin Road

City, County, State: San Diego, San Diego, California

Zip Code: 92123 - 1615

Primary EPA ID Number: CAD053851366

Secondary EPA ID #s: \_\_\_\_\_

In Calsites Database? ☒ Yes ☐ No If, yes, specify ID number 13280019

CA DTSC REGION: Cypress

CA RWQCB REGION: San Diego

Latitude: +32.826323 Longitude: -117.125657

MAD Code: \_\_\_\_\_

Note: Latitude and Longitude coordinates along with MAD code will be generated by the USEPA GIS Center along with an accompanying "Site Evaluation Map and Site Report" (Attachment B) of this document. Latitude and Longitude coordinate and accompanying Site Evaluation Maps should be requested via email to the EPA Document Control Officer, Joan Simmons.

### 1.3 CERCLA Eligibility

Complete the following checklist. If **Yes** is marked, the site may not be eligible for CERCLA assessment without further justification. Please explain in the **Decision / Rationale** section below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred, EPA approved risk assessment completed)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Part of a NPL-Site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Briefly explain all "yes" answers in "Decision/Rationale" section below. Use number reference.

Number Explanation of "yes" answer:

	Yes	No
SITE IS CERCLA ELIGIBLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Note: This recommendation should be included on Executive Summary Page		

## 1.4 Removal Assessment Eligibility

Use the following eligibility criteria to determine if the site should be referred for emergency response. If the answer to any question is yes, the site may be eligible for referral emergency response. If a question cannot be answered, explain why in the Comments section below

- |    |  |   |
|----|--|---|
| 1. | Is there actual or potential exposure to nearby populations, animals, or the food chain from hazardous substances, pollutants, or contaminants?                                  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2. | Is there actual or potential contamination of drinking supplies or sensitive ecosystems?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. | Are hazardous substances, pollutants, or contaminants in drums, barrels, tanks, or other bulk storage containers which may pose a threat of release?                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. | Are there high levels of hazardous substances, pollutants, or contaminants in soils largely at or near the surface, which may migrate and affect populations or the environment? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 5. | Could weather conditions cause hazardous substances, pollutants, or contaminants to migrate or be released?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 6. | Is there a threat of fire or explosion?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 7. | Are there appropriate Federal or State response mechanisms to respond to the release or potential release?   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 8. | Are there other situations or factors which may pose threats to public health, welfare, or the environment?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 9. | For the situation where there appears to be primarily a groundwater contamination problem, is there a near-surface source which can be removed?                                  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Please explain all "yes" answer(s), noting question number (character max = 400, attach additional page if necessary):

7 The San Diego County Department of Environmental Health and DTSC have emergency response teams which would be capable of providing assistance to respond to a release or a potential release at the site.

	Yes	No
Refer to Emergency Response	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Note: This recommendation should be included on Executive Summary Page		

## 2.0 TECHNICAL INFORMATION

This section contains information about site's operational history and environmental sampling. Complete the following section by filling in the blanks or checking the appropriate boxes. If a question cannot be answered, explain why. If a drive-by is performed, complete the Site Screening Assessment Observation Record (Attachment C). A Site Type – Primary/Secondary Activity Form (Attachment D) focused on past or present operations of health or environmental concern should also be filled out.

### 2.1 Operational History

1a List present site owner(s) and operator(s). [Include dates of ownership, character max = 300]:

Elkhorn Ranch, Inc. is the current owner of the site since 2003

Stu Segall Productions is a current operator since 1998

Caspian, Inc. ceased operations in 2005

1b Are hazardous substances presently on site?

☐ Yes ☒ No

If yes, how and where are substances stored and used? (Character max = 300)

2a List historic site owner(s) and operator(s). [Include dates of ownership, character max = 300]:

NASA conducted explosive forming and other (unknown) processes. Teledyne Ryan conducted explosive forming and chemical milling. Straza and Plessy are both companies that conducted chemical milling at the site. The dates of operation are unknown.

Caspian, Inc. was an operator from 1965 to 2005

2b Were hazardous substances present on site in the past?

☒ Yes ☐ No

If yes, how and where were substances stored and used? (Character max = 300)

The following chemicals have been used in the chemical milling of aluminum and other aircraft alloys: fluoride, nitrate, sulfide, butanol, tetrachloroethylene (PCE), triethanolamine (TEA), alodine and hydrofluoric acid (HF).

The HF was stored in 30 gal. plastic lined metal containers. 30 of these empty containers have been previously buried and subsequently excavated. There was a dip tank containing PCE used to clean metal parts.

Additional comments (Character max = 400):

This has been a chemical milling facility since 1965. The site was also an aerospace application station. There have been Tiered Permitting activities at this site such as: generation of alkaline solutions, metal sludge, various solvents, contaminated soils from site clean up, liquids with hex-chromium and acidic liquids with metals. Some information was provided in the information request answered by Mr. Cyrus Jaffari, the President of Caspian, Inc. There is also information on DTSC's Hazardous Waste Tracking System for Caspian, Inc. as a RCRA generator.

## 2.2 Contaminant(s):

List any hazardous substances, pollutants, or contaminants that have been identified at the site and indicate whether they have been quantified (e.g., by sampling)

	Suspected	Identified	Quantified	Comments
<input type="checkbox"/> Arsenic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Beryllium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Cadmium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Carbon tetrachloride	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Chloroform	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Chromium (+3 or +6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Included Report
<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Included Report
<input type="checkbox"/> Cyanide	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Dichloroethene, 1,1-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Dioxin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Ethyl benzene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Lead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Mercury	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Methylene chloride	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Nickel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> P-Dichlorobenzene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Pentachlorophenol	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Perchlorate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Polychlorinated biphenyls (PCBs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Polycyclic aromatic hydrocarbons (PAHs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Tetrachloroethene	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See Included Report
<input type="checkbox"/> Toluene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Trichloroethylene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Vinyl chloride	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Xylene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Zinc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See Included Report
<input type="checkbox"/> Other chemicals (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Pesticides (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



## 2.3 Has a release as defined in CERCLA Section 101(22) occurred?

☒ Yes ☐ Suspected ☐ No

Identify the source(s) of the release or suspected release (e.g., drums, landfill, surface impoundment, waste pile, etc.) Character max = 300:

The main source of concern is a PCE release in the vicinity of the maskant below-grade processing structures (BGPS). It also seems possible there are other undiscovered releases and contamination

## 2.4 Pathway(s) of contaminant migration:

☒ Air ☒ Groundwater ☐ Surface Water ☒ Soil

Briefly describe any identified pathway (Character max = 400):

There are records of PCE contamination along with the possibility of chromium contamination. Sampling results confirmed PCE in the soil, which is also a pathway for the chromium. Groundwater could be considered as a pathway, but according to available information, the groundwater is very deep at the site. Since soil contamination is suspected, air could also be considered a pathway. It is unlikely surface water is a pathway under normal conditions

## 2.5 Sampling History

1. Has sampling been conducted? ☒ Yes ☐ No
2. If environmental sampling has been conducted, use the Sampling Event Summary Table (Attachment E) to record the information. Indicate significant concentrations above benchmark by "bolding" the number

## 2.6 Additional Information

Use this space to present additional information that may be used to support site screening assessment decisions. (Character max = 400)

A report was supplied by Cyrus Jaffari (President of Caspian, Inc ) that contains some correspondence and sampling data, however, the report is vague and there is no information available as to who compiled it or when it was compiled. Most of the information is from the early 1990s, but there is one letter dated in 1997.

### 3.0 REGULATORY AND ENFORCEMENT HISTORY

Provide information regarding past and present regulatory and enforcement activity associated with the site. Citations and reference documentation should be included for **initiation, status, and certification** documents used for substantiating site status. Web links may be used when accompanying a short narrative regarding what the document in the link states about the site. *Sections 3.1 through 3.4 are limited of 1800 characters (approximately two paragraphs). Responses requiring more space should be included as a reference to this report and identified below with the statement "See Attachment F".*

*This section, along with section 1 required for Other Cleanup Activity (OCA sites ("G4 sites"))*

Primary Regulatory Agency Involved ☐ Federal ☐ State ☒ Local ☐ None

Note: This recommendation should be included on Executive Summary Page

#### 3.1 Regulatory Agencies: Federal

There is no evidence of active involvement from a Federal agency

#### 3.2 Regulatory Agencies: State

There is no evidence of active involvement from a State agency. The RWQCB is mentioned in correspondence as concurring with the San Diego Department of Environmental Health Services, but the active regulation seems to have taken place by the DEHS.

### 3.3 Regulatory Agencies: Local

The County of San Diego Department of Environmental Health Services Hazardous Materials Management Division appears to be the main agency involved at this site. The HMMD permitted closure in place of the chemical milling underground storage tanks in September 1993. There is a letter for the removal of the maskant tank in May 1996. The letters are contained in the included report in "Attachment C"

### 3.4 PRP Viability

According to the California Secretary of State, Caspian, Inc. is still a viable company.

## 4.0 SITE PRIORITIZATION WORKSHEET

The following risk-based criteria should be used as a guideline to assist in the prioritization of pre-CERCLIS and CERCLIS sites. These guidelines can be used in various stages of assessment. When interpreting the information provided below, one should understand that conservative assumptions were made where information is lacking and the risk value is subjective.

Site screeners should complete this form by using the categories as guidelines. The "Comments" section should be used to document assumptions made, data sources, or other information pertinent to determining risk prioritization.

### 4.1 Hazards Identification

Complete the sections below for the suspected contaminants of *greatest* concern. Use SCDMs as a reference for assigning hazardous substance risk category. Assign a Hazard Factor for each hazardous substance evaluated and then assign an Overall Hazard Factor Value combining the separate Hazard Factors. If only one hazardous substance is evaluated, the Overall Hazard Factor Value will be the same as the Hazard Factor for A. The individual conducting the Site screening assessment has the option of evaluating as many substances as deemed necessary so long as the contaminants of greatest concern and concentration are addressed first.

HAZARDOUS SUBSTANCE A: <u>Tetrachloroethylene (PCE)</u>			
Estimate the risk associated with the hazard properties for this hazardous substance			
Hazard Property	HIGH	MEDIUM	LOW
Quantity	<input type="checkbox"/> >10,000 lbs; or 5 mil. gals; or 25,000 yds <sup>3</sup>	<input type="checkbox"/> <10,000 lbs and >100 lbs; or <5 mil. gals and >50,000 gals; or <25,000 yds <sup>3</sup> and >250 yds <sup>3</sup>	<input type="checkbox"/> <100 lbs. or 50,000 gals or 250 yds <sup>3</sup>
Toxicity	<input type="checkbox"/> >10,000	<input checked="" type="checkbox"/> <10,000 and >100	<input type="checkbox"/> <100
Mobility	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> <1 and >0.001	<input type="checkbox"/> <0.001
Bioavailability	<input type="checkbox"/> >1,000	<input checked="" type="checkbox"/> <1,000 and >10	<input type="checkbox"/> <10
Concentration (if known)	<input checked="" type="checkbox"/> >benchmark = 0.48 mg/kg Highest sample = <u>190</u> <u>mg/kg</u>  <input type="checkbox"/> >benchmark = Highest sample =	<input type="checkbox"/> near benchmark = Highest sample =  <input type="checkbox"/> near benchmark = Highest sample =	<input type="checkbox"/> low relative to benchmark Highest sample =  <input type="checkbox"/> low relative to benchmark Highest sample =
Level of Containment	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Partial Type=	<input type="checkbox"/> Full Type=
Hazard Factor for A	<input checked="" type="checkbox"/> HIGH	<input type="checkbox"/> MEDIUM	<input type="checkbox"/> LOW

Comments regarding Substance A should be included in "Comments" section at the end of this section.

HAZARDOUS SUBSTANCE B: <u>Chromium (+3)</u>			
Estimate the risk associated with the hazard properties for this hazardous substance			
Hazard Property	HIGH	MEDIUM	LOW
Quantity	<input type="checkbox"/> >10,000 lbs; or 5 mil. gals; or 25,000 yds <sup>3</sup>	<input type="checkbox"/> <10,000 lbs and >100 lbs; or <5 mil gals and >50,000 gals; or <25,000 yds <sup>3</sup> and >250 yds <sup>3</sup>	<input type="checkbox"/> <100 lbs. or 50,000 gals or 250 yds <sup>3</sup>
Toxicity	<input type="checkbox"/> >10,000	<input type="checkbox"/> <10,000 and >100	<input checked="" type="checkbox"/> <100
Mobility	<input type="checkbox"/> 1	<input type="checkbox"/> <1 and >0.001	<input checked="" type="checkbox"/> <0.001
Bioavailability	<input type="checkbox"/> >1,000	<input checked="" type="checkbox"/> <1,000 and >10	<input type="checkbox"/> <10
Concentration (if known)	<input type="checkbox"/> >benchmark = sample = _____  <input type="checkbox"/> >benchmark = sample = _____	<input type="checkbox"/> near benchmark = sample = _____  <input type="checkbox"/> near benchmark = sample = _____	<input checked="" type="checkbox"/> low relative to benchmark Highest sample = <u>59.6</u>  <input type="checkbox"/> low relative to benchmark Highest sample = _____
Level of Containment	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Partial Type= _____	<input type="checkbox"/> Full Type= _____
Hazard Factor for B	<input type="checkbox"/> HIGH	<input type="checkbox"/> MEDIUM	<input checked="" type="checkbox"/> LOW

Comments regarding Substance B should be included in "Comments" section at the end of this section.

OVERALL HAZARD FACTOR VALUE (Pick one only):

☒ HIGH      ☐ MEDIUM      ☐ LOW

COMMENTS SUPPORTING HAZARDOUS SUBSTANCES EVALUATED ABOVE:

Haz. Substance	Hazard Property and Comment (Character max = 300)
Tetrachloroethylene (PCE)	Information obtained from included report from an unknown author prepared at an unknown time. PCE was detected in the vicinity of the maskant dip tank. Two samples taken were relatively high at 190 and 62 mg/kg. The maskant tank was removed, but it does not appear that any remediation was done regarding the PCE. The quantity of contamination is unknown. The maskant tank was roughly 15,000 gallons, but was operated for 40 years or more.
Total Chromium	Chromium is suspected as a contaminant; however, it does not seem that Chromium was investigated to a reasonable extent. The data listed above is for Chromium +3. There is inadequate characterization of hexavalent Chromium, which is also a suspected contaminant.

## 4.2 Vulnerability Analysis

Assign a risk category to each of the following vulnerability factors. Assign an Overall Vulnerability Factor Value for the site based on the dominant vulnerability risk categories.

Vulnerability Factor	High	Medium	Low
1. Environmental Setting - Land use within 0.5 miles of the site	<input type="checkbox"/> Residential	<input type="checkbox"/> Agricultural/Commercial	<input checked="" type="checkbox"/> Industrial
2. Sensitive Populations - Children, the elderly, or groups with poor health live:	<input type="checkbox"/> Within 0.25 miles of site		<input checked="" type="checkbox"/> More than 0.25 miles from site
3. Population Density - Evaluate within 0.5 miles.	<input type="checkbox"/> Dense	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Sparse
4. Groundwater Use - Wells used for drinking water are located:	<input type="checkbox"/> Within 0.5 miles of the site	<input type="checkbox"/> 0.5 to 2 miles from site	<input checked="" type="checkbox"/> More than 2 miles from site
5. Groundwater Contamination - Evaluate groundwater contamination within 2 miles of the site.	<input checked="" type="checkbox"/> Known	<input type="checkbox"/> Possible	<input type="checkbox"/> Not likely
6. Surface Water Location - Distance to nearest surface water body. If used for drinking water or known to be contaminated, bump to next higher risk category.	<input type="checkbox"/> Within 0.5 miles of the Site	<input type="checkbox"/> 0.5 to 2 miles from site	<input checked="" type="checkbox"/> More than 2 miles from site
7. Sensitive Habitats - Distance to nearest sensitive habitat. If known or projected contamination within habitat, bump to next higher risk category.	<input type="checkbox"/> Within 0.5 miles of the site	<input type="checkbox"/> 0.5 to 2 miles from site	<input checked="" type="checkbox"/> More than 2 miles from site
8. Soil/Air Contamination - Evaluate the potential for exposure to individuals from contaminated soil or air releases.	<input type="checkbox"/> Documented or probable exposure	<input checked="" type="checkbox"/> Potential for exposure	<input type="checkbox"/> Exposure not likely
9. Sampling Data Confidence - Evaluate the quality of any data available for the site.	<input type="checkbox"/> No oversight; no QA/QC; no data	<input checked="" type="checkbox"/> Regulatory oversight; EPA methods; partial or unknown QA/QC	<input type="checkbox"/> Regulatory oversight; EPA methods; QA/QC validation

**OVERALL VULNERABILITY FACTOR VALUE (Pick one only):**

☐ HIGH      ☒ MEDIUM      ☐ LOW

**COMMENTS SUPPORTING VULNERABILITY FACTOR EVALUATED ABOVE:**

Vulnerability Factor #	Comments (Character max = 300)
8	It does not appear there is sufficient evidence that the site has been fully investigated and characterized.
9	The data available is minimal, not well documented and provided by the contractor for Caspian, Inc.

### 4.3 Other Influencing Factors Matrix

Assign a high, medium, or low priority category to each of the following factors and then use these factors to help make preliminary recommendations in Section 5. A high priority influence may indicate that a Preliminary Assessment should be conducted as a high priority without regard to other screening factors. A low priority influence given for removal, regulatory, and Brownfields activities must be substantiated with citations to "initiation", "remediation", and "certification" documentation.

Other Influences	High	Medium	Low
1 Site remedial/removal history	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Some	<input type="checkbox"/> All wastes removed
2 Regulatory involvement	<input type="checkbox"/> No involvement	<input checked="" type="checkbox"/> Somewhat involved	<input type="checkbox"/> Other agency currently active
4 Brownfields/Redevelopment	<input type="checkbox"/> Possible candidate		<input checked="" type="checkbox"/> Not a likely candidate
3 Environmental justice	<input type="checkbox"/> Site is in low income/minority neighborhood		<input checked="" type="checkbox"/> Site is not in low income or minority neighborhood
5 Political attention	<input type="checkbox"/> Very visible/vocal	<input type="checkbox"/> Some involvement	<input checked="" type="checkbox"/> None
6 Public attention	<input type="checkbox"/> Very visible/vocal	<input type="checkbox"/> Some involvement	<input checked="" type="checkbox"/> None
7 Remedial Costs	<input checked="" type="checkbox"/> Likely very expensive or difficult		<input type="checkbox"/> Easy and relatively cheap

#### OTHER INFLUENCING FACTORS CATEGORY (Pick one only):

☐ HIGH ☒ MEDIUM ☐ LOW

Other Influence and letter reference	Citation (Character max = 300)

### 4.4 Overall Ranking of Site Risk

Rankings below reflect the professional judgement of the person conducting the Site Screening Assessment (SSA). Information used to draw such conclusions is found in the body and attachments of this document.

HAZARD FACTOR VALUE (4.1)	<input checked="" type="checkbox"/> HIGH	<input type="checkbox"/> MEDIUM	<input type="checkbox"/> LOW
VULNERABILITY FACTOR VALUE (4.2)	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> MEDIUM	<input type="checkbox"/> LOW
OTHER INFLUENCING FACTORS (4.3)	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> MEDIUM	<input type="checkbox"/> LOW
OVERALL SITE PRIORITY LEVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> MEDIUM	<input type="checkbox"/> LOW

**Note:** This recommendation should be included on Executive Summary Page





## Attachment A

## SITE SCREENING ASSESSMENT CONTACT REPORT

Site Name: Caspian, Inc.Site Screener: Teresa Hom/Joseph Kaslowski

Contact Name	Affiliation	Telephone Number	Date	Discussion
Rick Remias	Caspian – Mgr.	619-208-3145	2005	Met Rick at the site.
Robert La Salle	CFO – Stu Segall	858-974-8988	11/07 2005	He provided information about the owner.
Greg Prior	Operations – Stu Segall	619-719-7706	11/07 2005	He provided operations information and site status. Caspian has been removing remnants of operations from the site.
Cyrus Jaffari	President – Caspian	619-871-3110	04/18 2005	Information request letter sent.
John Anderson	RWQCB – SD	858-467-2975	06/10 2005	File request – no information, referred DTSC to DEH.
George McCandless	SD DEH – Hazmat	619-338-2259	06/29 2005	Provided information on case status referred DTSC to Haz Waste Program for failed integrity test status.
Bob Giesick	SD DEH – Planning and Land Use	858-296-0694	07/18 2005	Informed DTSC there are no drinking wells in the area.
Brian Ernados	DHS – Drinking Water Program	619-525-4497	07/21 2005	Informed DTSC the drinking water wells are >2 mi from the site.

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**Attachment B**

**SITE EVALUATION MAP AND BACKUP  
COVER PAGE**

## Attachment C

## SITE SCREENING OBSERVATION RECORD

Site Name: Caspian, Inc.Site Screener: Teresa HomEPA ID Number: CAD053851366Date: June 7, 2005

1. Status: Active ☒ Inactive \_\_\_\_\_ Different Company ☒

2. Setting: Residential \_\_\_\_\_ Commercial ☒  
 Industrial ☒ Agricultural \_\_\_\_\_  
 Paved ☒ Unpaved \_\_\_\_\_  
 Restricted access ☒ Unrestricted access \_\_\_\_\_  
 Near RR Tracks \_\_\_\_\_ Near drainage \_\_\_\_\_

Vegetation: landscaping  
 Topography: relatively flat

3. Visibility: good

## 4. Waste Description:

## Containment:

Pond _____	Pit _____	Ditch _____
Drums <input checked="" type="checkbox"/>	Tanks _____	Buckets _____
Trash can <input checked="" type="checkbox"/>	Dumpster <input checked="" type="checkbox"/>	Sacks _____
Piles _____	Scattered _____	Other _____

## Stored On:

Bare Ground _____	Asphalt _____	Pallets _____
Gravel _____	Concrete <input checked="" type="checkbox"/>	Other _____

## Waste Type:

Inert _____	Garbage <input checked="" type="checkbox"/>	Liquid _____
Solid _____	Sludge _____	Gas _____

Describe quantities, labeling, colors, odors, etc.: The site is currently used as a filming studio and the refuse is only associated with such activities.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 5. Distance to surface water and sensitive environments or ecosystems:

There is no surface water or sensitive environments located within the immediate vicinity.

\_\_\_\_\_

\_\_\_\_\_

## 6. Proximity to residences, schools, day care facilities, hospitals, nursing homes, etc.:

San Diego County Childcare is located ½ mile away. Clairemont Villa Adult Day is ½ mile away. Children's Hospital and Health Center is 1.5 miles away.

\_\_\_\_\_

\_\_\_\_\_

7. Distance to food processing/packaging or agricultural production: Unknown

8. Additional Information: \_\_\_\_\_

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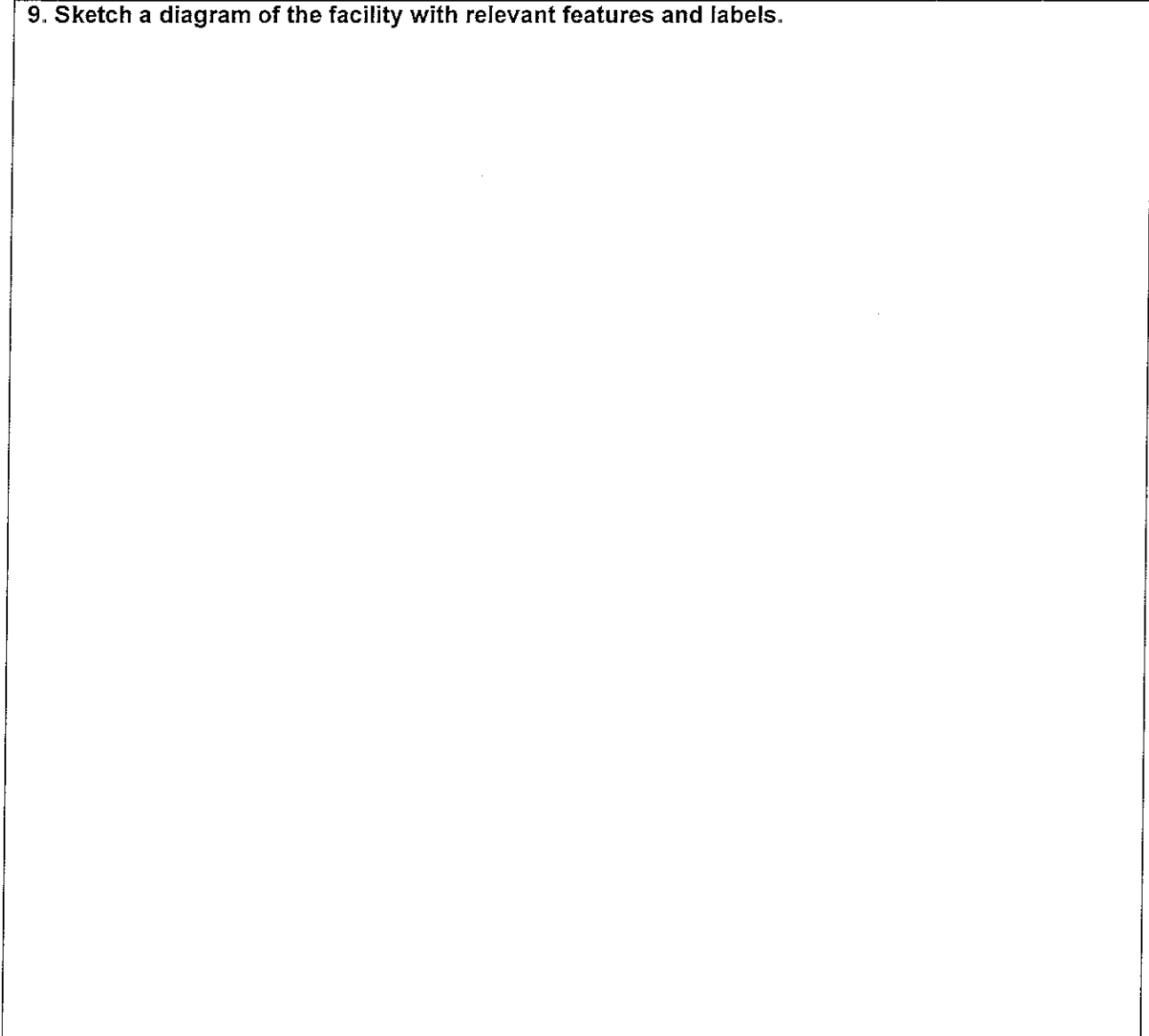
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9. Sketch a diagram of the facility with relevant features and labels.





## Attachment D

## SITE TYPE – PRIMARY/SECONDARY ACTIVITY FORM

Fed Fac Indicator: ☐ Federal Facility ☒ Not A Federal Facility ☐ Status Undetermined

RCRA Status: ☒ Generator ☐ TSDF ☐ Transporter ☐ Not listed in RCRIS

**SITE TYPES** (Designate one dominant primary category (PC). Designate all secondary subcategories (SS) that apply.) Site type designations for both primary & secondary should pertain to the operation(s) on site of environmental consequence.

P	S	Manufacturing/Processing/Maintenance
C	S	(Subcategory)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemicals and allied products
<input type="checkbox"/>	<input type="checkbox"/>	Coal gasification
<input type="checkbox"/>	<input type="checkbox"/>	Coke production
<input type="checkbox"/>	<input type="checkbox"/>	Electric power generation and distribution
<input type="checkbox"/>	<input type="checkbox"/>	Electronic/electrical equipment
<input type="checkbox"/>	<input type="checkbox"/>	Fabrics/textiles
<input type="checkbox"/>	<input type="checkbox"/>	Lumber and wood products/pulp and paper
<input type="checkbox"/>	<input type="checkbox"/>	Lumber and wood products/wood preserving/treatment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Metal fabrication/finishing/coating and allied industries
<input type="checkbox"/>	<input type="checkbox"/>	Oil and gas
<input type="checkbox"/>	<input type="checkbox"/>	Ordnance production
<input type="checkbox"/>	<input type="checkbox"/>	Plastics and rubber products
<input type="checkbox"/>	<input type="checkbox"/>	Primary metals/minerals processing
<input type="checkbox"/>	<input type="checkbox"/>	Radioactive products
<input type="checkbox"/>	<input type="checkbox"/>	Tanneries
<input type="checkbox"/>	<input type="checkbox"/>	Trucks/ships/trains/aircraft and related components
P	S	Waste Management
C	S	(Subcategory)
<input type="checkbox"/>	<input type="checkbox"/>	Radioactive waste treatment, storage, disposal
<input type="checkbox"/>	<input type="checkbox"/>	Municipal solid waste landfill
<input type="checkbox"/>	<input type="checkbox"/>	Mine tailings disposal
<input type="checkbox"/>	<input type="checkbox"/>	Industrial waste landfill
<input type="checkbox"/>	<input type="checkbox"/>	Industrial waste facility (non generator)
<input type="checkbox"/>	<input type="checkbox"/>	Illegal disposal/open dump
<input type="checkbox"/>	<input type="checkbox"/>	Co-disposal landfill (municipal and industrial)

P	S	Other
C	S	(Subcategory)
<input type="checkbox"/>	<input type="checkbox"/>	Agricultural
<input type="checkbox"/>	<input type="checkbox"/>	Contaminated sediment site with no identifiable source
<input type="checkbox"/>	<input type="checkbox"/>	Dust control
<input type="checkbox"/>	<input type="checkbox"/>	Ground water plume site with no identifiable source
<input type="checkbox"/>	<input type="checkbox"/>	Military/other ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Product storage/distribution
<input type="checkbox"/>	<input type="checkbox"/>	Research, development, and testing facility
<input type="checkbox"/>	<input type="checkbox"/>	Retail/commercial
<input type="checkbox"/>	<input type="checkbox"/>	Spill or other one time event
<input type="checkbox"/>	<input type="checkbox"/>	Transportation (e.g. railroad yards, airports, barge docking site)
<input type="checkbox"/>	<input type="checkbox"/>	Treatment works/septic tanks/other sewage treatment
P	S	Mining
C	S	(Subcategory)
<input type="checkbox"/>	<input type="checkbox"/>	Coal
<input type="checkbox"/>	<input type="checkbox"/>	Metals
<input type="checkbox"/>	<input type="checkbox"/>	Non-metals minerals
<input type="checkbox"/>	<input type="checkbox"/>	Oil and gas
P	S	Recycling
C	S	(Subcategory)
<input type="checkbox"/>	<input type="checkbox"/>	Automobiles/tires
<input type="checkbox"/>	<input type="checkbox"/>	Batteries/scrap metals/secondary smelting/precious metal recovery
<input type="checkbox"/>	<input type="checkbox"/>	Chemicals/chemicals waste (e.g. solvent recovery)
<input type="checkbox"/>	<input type="checkbox"/>	Drums/tanks
<input type="checkbox"/>	<input type="checkbox"/>	Waste/used oil

**SITE TYPES** (Designate one dominant primary category (PC). Designate all secondary subcategories (SS) that apply.)



**Site Screener:** Joseph Kaslowski

**Site Screener:** Joseph Kaslowski

**Key:**

### Event - Who did it and why?

**Sample Location - Physical location with respect to**

**Sample Depth** - For soil, depth below ground surface sample was collected. For groundwater, depth of well screen.

**Method** - Analytical testing method used.

**Result - Analytical results (parameter/value, units)**

**Benchmark** - Risk-based benchmark for parameters in the same units as results. Identify which benchmark used (e.g. soil PRG, water MCL).



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**Attachment F**

**ENFORCEMENT AND REGULATORY AGENCY REFERENCE DOCUMENTATION  
COVER PAGE**